

EXISTING CONDITIONS



Lindley Nursery Company

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EXISTING CONDITIONS

The initial step of the neighborhood planning process involves the collection of neighborhood data to complete an assessment of existing conditions. The analysis of existing conditions will then allow the Neighborhood Planning Committee to formulate strategies to address the neighborhood's needs. The data collected includes demographics, land use characteristics, zoning characteristics, building conditions, inspections and enforcement, public infrastructure and facilities, transportation, public safety, and environmental services.

DEMOGRAPHIC TRENDS

Population

Growth and Development

Population growth in Greensboro during the past decade (22%) was slightly less than twice the rate in Lindley Park (12.8%). Principal growth factors in the neighborhood are residential construction and increased group quarters (college enrollment). Major additions and improvements have been completed for existing residential units; however, new construction included mainly apartments.

Sex ratio

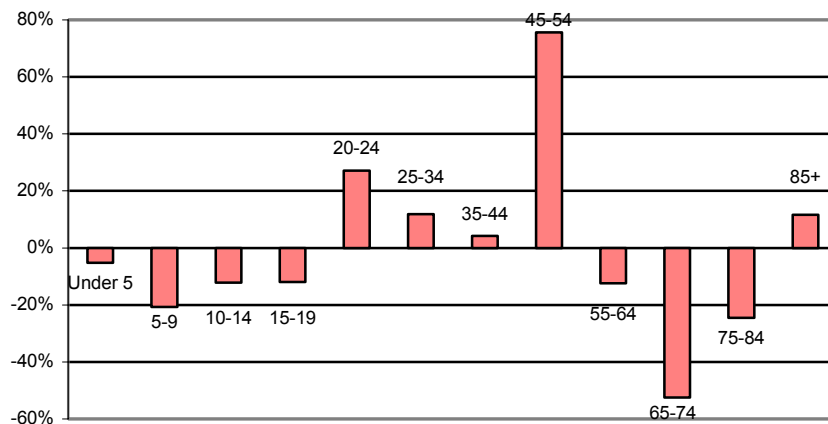
During the period 1990-2000, the male-female ratio in Greensboro and Lindley Park has remained constant with 54% to 53% for women: but slightly higher in the Lindley Park area in 1990 and 2000 (56% to 53%).

Age Distribution

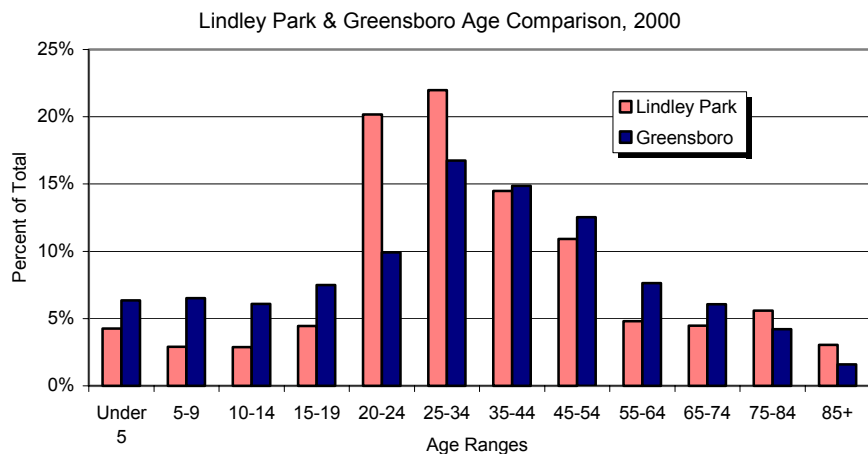
Greensboro and Lindley Park citizens are getting older, principally because of the aging of the Baby Boomers with the greatest gain during the past decade in the 45-54 age groups, 59% and 75.6% respectively. Lindley Park experienced significant losses in the 55-84 age categories and a small gain (11.6%) in the 85+ category. Median age continues to climb in Greensboro and Lindley Park, 32.2 to 33.0 and 33.9 to 34.9 respectively. Increased longevity, medical advances and improved nutrition, increased exercise and low fertility rate are major contributing factors.

Figure 1

Lindley Park, Age Changes, 1990-2000



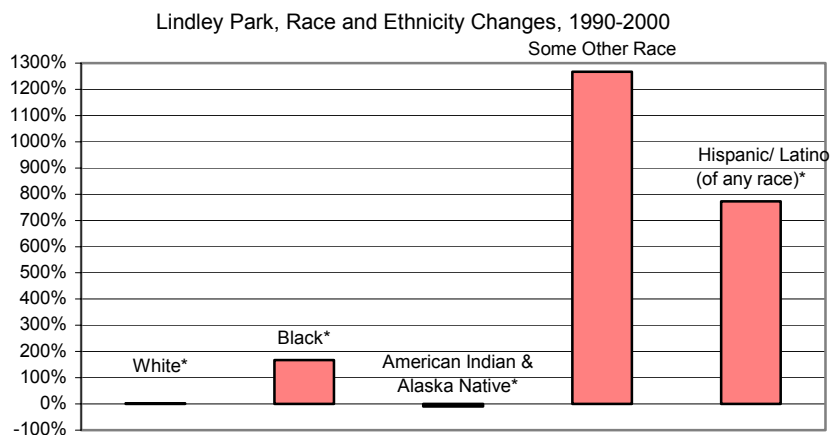
Source: US Census Bureau, 1990 & 2000 Census of Population & Housing.

Figure 2

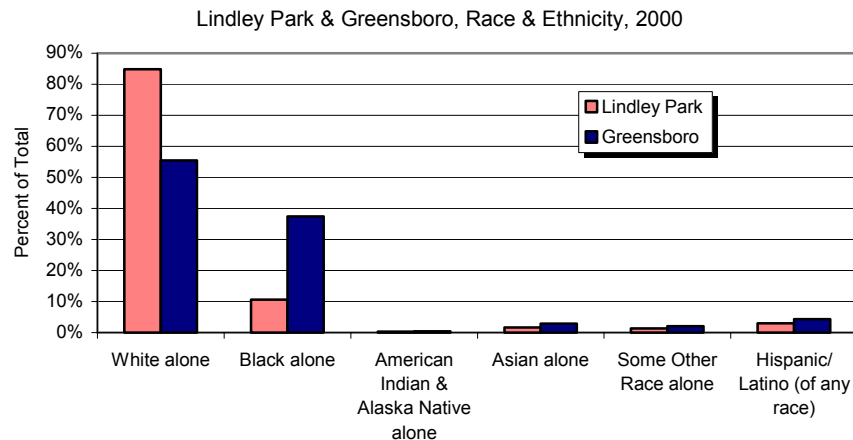
Source: US Census Bureau, 2000 Census of Population & Housing.

Racial Distribution

Racial and ethnic minorities have increased substantially for the past decade in Lindley Park and Greensboro. Lindley Park led Greensboro in the percentage change in African Americans, 167.4% and 34.4% from 1990-2000.

Figure 3

Source: US Census Bureau, 1990-2000 Census of Population & Housing. Other races from the table are not shown due to comparability issues.

Figure 4

Source: US Census Bureau, 2000 Census of Population & Housing.

Household

Household Size

During the past three decades, the average persons per household in Greensboro have declined from 3.09 in 1960 to 2.30 in 2000. This result is also true for Lindley Park, from 2.53 to 1.93.

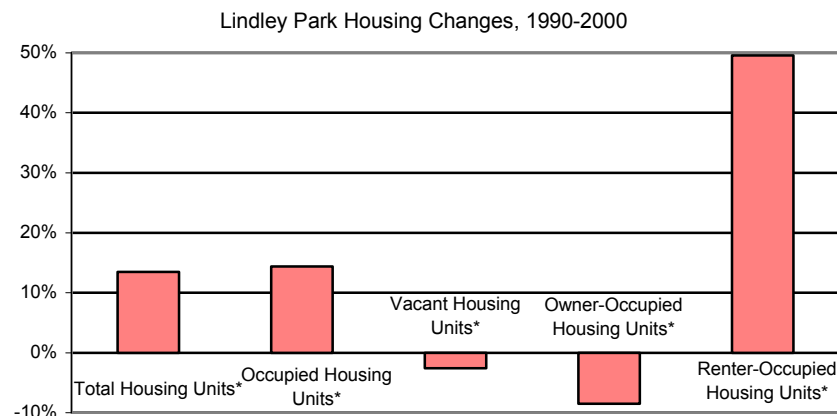
Household Structure

Household composition is changing dramatically: non-family households (single or unrelated individuals continue to outpace family households (blood, marriage or adoption) throughout Greensboro. Nonfamily households in Greensboro (35.2%) grew twice as fast as Lindley Park (17.3%) during the past decade.

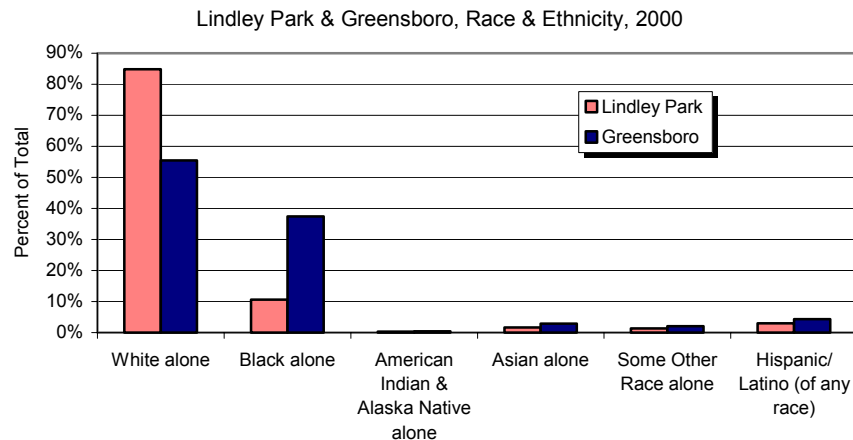
Housing

Tenure

During the past decade, Greensboro renter-occupied units outpaced owner-occupied units, 25.1% and 21.8%. In Lindley Park, owner-occupied units decreased 8.5% while renter-occupied increased a significant 49.5%. fueled by the tremendous increase in apartment construction for UNCG students.

Figure 5

Source: US Census Bureau, 1990-2000 Census of Population & Housing.

Figure 6

Source: US Census Bureau, 2000 Census of Population & Housing.

Value

Housing values soared during the past decade. Median values rose in Greensboro and Lindley Park. In Greensboro, housing values increased from \$77,600 to \$108,600, a 39.9% increase. Values soared slightly higher in Lindley Park, 41.6%. (\$74,300 to \$105,200).

Education

Attainment Level

The expansion of academic programs and facilities at Greensboro colleges and universities, changing economy and demographic shifts have helped to enhance educational attainment during the past decade. Even though the percent of high school graduates increased (1990-2000) at a slightly higher rate in Greensboro than Lindley Park, the proportional percentage of high school graduates in Lindley Park remains higher.

Income

Family and Household

Family and household income increased greatly between 1990 and 2000, however purchasing power declined because of economic conditions. Median family income in Greensboro increased 36.8% (\$36,678 to \$50,192) while median household income increased 35.9% (\$29,184 to \$39,661). In Lindley Park, median family income increased 42.7% (\$35,993 to \$51,376) while median household income increased 56.5% (\$24,263 to \$37,976).

* For detailed demographic information, please see the comparative demographic tables located in the Appendix as an attachment to this document.

Key Findings – Demographic Trends

- *Principal population growth factors in the neighborhood are residential construction and increased group quarters (college enrollment).*
- *Greensboro and Lindley Park citizens are getting older, principally because of the aging of the Baby Boomers with the greatest gain during the past decade.*
- *Average persons per household have declined greatly in Greensboro and Lindley Park during the past four decades.*
- *Racial and ethnic minorities have increased substantially for the past decade in Lindley Park and Greensboro.*
- *Nonfamily households in Greensboro grew twice as fast as Lindley Park nonfamily households during the past decade.*
- *In Lindley Park, renter-occupied units increased significantly fueled by the tremendous increase in apartment construction for UNCG students.*
- *Family and household income increased greatly between 1990 and 2000, however purchasing power declined because of economic conditions*
- *Median housing values rose substantially. In Greensboro and Lindley Park during the past decade.*
- *Even though the percent of high school graduates increased (1990-2000) at a slightly higher rate in Greensboro than Lindley Park, the proportional percentage of high school graduates in Lindley Park remains higher.*

LAND USE CHARACTERISTICS

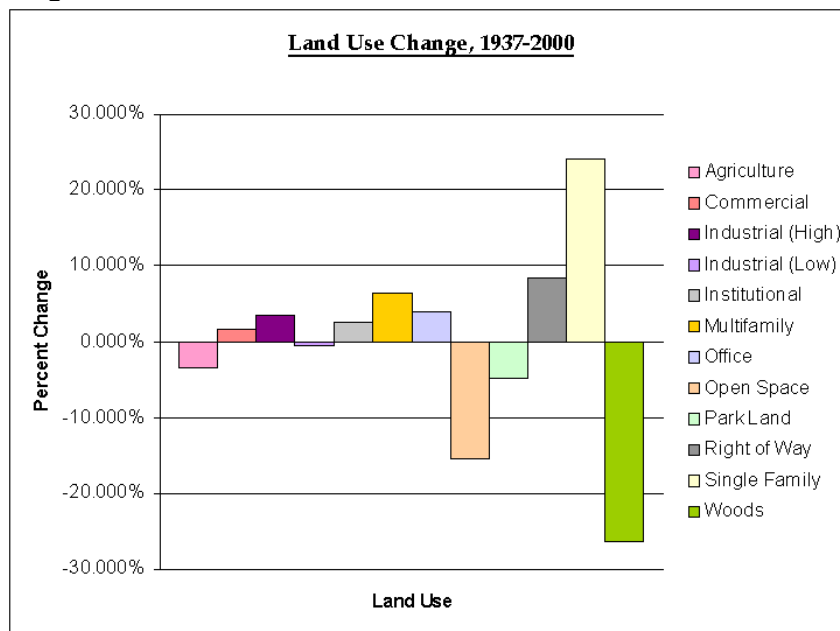
The Lindley Park Neighborhood boundaries encompass approximately 645 acres or slightly more than one square mile. As shown in Figure 7, the neighborhood is currently comprised of a mix of many different land use types.

Figure 7

2003 Land Use Classification	Acres	% of Land Use
Single Family Residential	278.85	43.23
Park Land	64.47	10.00
Institutional	43.64	7.00
Industrial	43.42	6.74
Multi-Family Residential	40.82	6.33
Office	25.05	3.88
Woods/Open	13.37	2.07
Commercial	11.53	1.80
Right-of-Way	124.21	19.26

Historical changes in land use within the neighborhood were also analyzed over a 63-year period from 1937 to 2000. As depicted in Figure 8, much of Lindley Park's wooded or open areas have given way to a proliferation of residential land uses. The neighborhood has also undergone slight increases in nonresidential development, particularly industrial and office land uses.

Figure 8



Residential

Currently, Lindley Park is a predominately single family residential neighborhood with a diverse mix of apartment complexes and duplex units. Residential dwellings comprise the majority of land uses in the neighborhood (49.5%) and are fairly stable with the possible exception of the areas located near Spring Garden Street. There are also 82 licensed home occupations currently operating in the neighborhood. The total number of home occupations comprise just over 32% of the neighborhoods active business licensees. Additionally, the existence of older trees and diverse housing styles adds value to the neighborhood in a way new developments cannot offer.



Park Land

Park land constitutes the second most predominant land use in Lindley Park (10.0%) and connects the neighborhood. The neighborhood's large proportion of park land is unusual when compared to other neighborhoods in Greensboro and provides its residents with a unique green space. The park area also contains Lindley Recreation Center and The Arboretum, which provides residents and non-residents with recreational opportunities.

Industrial

The industrial land uses in the neighborhood (6.7%) exist in the area south of Spring Garden Street. This area consists of blighted industrial type land uses and poses a threat to encroach closer to Spring Garden Street in the future. Most of these land uses appear well established and involve warehousing, wholesaling, or light manufacturing. There are also several industrially zoned pieces of land or buildings that are currently vacant and would potentially allow for a variety of incompatible land uses.

Institutional

Although institutional land uses makeup a significant percentage of non-residential uses in the neighborhood (7.0%), this can be deceiving as these uses are generally conducted on large acreage tracts. Examples of institutional land uses in Lindley Park include Lindley Elementary School, Craven Child Developmental School, Lindley Park Baptist Church, Starmount Presbyterian Church, and Beverly Healthcare. There are also two locations south of Spring Garden Street that are owned and operated by the University of North Carolina at Greensboro (UNCG). A facility located along McManus Street is used for warehousing, while a vacant tract at the terminus of Scott Avenue is used as a "Park & Go" lot for commuting students.

Commercial & Office

Several pockets of commercial development (1.8%) and office development (3.8%) exist in and around Lindley Park that help facilitate the neighborhood's diverse mix of land uses. The majority of commercial land uses in the neighborhood are small in scale and located along Spring Garden Street and at the intersection of Walker and Elam Avenue. In particular, with its concentrations of non-residential land uses and high traffic volumes, Spring Garden Street could pose a threat to the neighborhood if future commercial development is not monitored closely along this thoroughfare. The commercial node at the intersection of Walker Avenue and Elam Avenue is unique for Greensboro and provides residents an opportunity to utilize neighborhood oriented businesses at a pedestrian scale. Most of the existing office land uses are located along West Market Street, which includes adjacent lots that remain vacant and would accommodate future office development.



Infill

As illustrated by the Infill Map, Lindley Park has several remaining tracts of land, or portions thereof, large enough to accommodate infill development. This type of development occurs on small tracts of land located within a currently built up area that already provides adequate infrastructure. Any infill development would have to meet the City's current development standards.

Key Findings – Land Use Characteristics

- *Lindley Park is a predominately single family residential neighborhood with a diverse mix of apartment complexes and duplex units.*
- *The existence of older trees and diverse housing styles adds value to the neighborhood in a way new developments cannot offer.*
- *Park land constitutes the second most prevalent land use in Lindley Park (10.0%) and connects the neighborhood.*
- *Several pockets of commercial development (1.8%) and office development (3.8%) exist in and around Lindley Park, which helps to facilitate the neighborhood's diverse mix of land uses.*
- *The industrially zoned areas of the neighborhood consist of blighted industrial type land uses and pose a threat to encroach closer to Spring Garden Street in the future.*

ZONING CHARACTERISTICS

Zoning regulations are the primary land use management tool of local governments, and are generally designed to improve livability by decreasing less desirable results of development. As shown in Figure 9, there are a variety of zoning districts present in Lindley Park, which helps to facilitate the diversity of land uses present in the neighborhood.

Figure 9

2003 Zoning	Acres	% of Zoning Districts
Single Family	458.92	71.10
Multi-Family	72.02	11.16
Industrial	61.96	9.60
Office	36.40	5.64
Commercial	14.13	2.19
Institutional	1.91	0.30

Single Family

The majority of Lindley Park is currently zoned RS-7, which allows single family detached dwellings at a density of 5 units per acre with minimum lots sizes of 7000 square feet. The northeastern portion of the neighborhood is zoned RS-9, which allows single family detached dwellings at a density of 4 units per acre with minimum lots sizes of 9000 square feet. The smaller lot sizes and relative high density of Lindley Park is comparable to other established residential areas located near the city center, and is consistent with the goals and policies of the Greensboro Comprehensive Plan.

Multi-Family

There is also a significant amount of multi-family zoning present in Lindley Park that often serves as a transition zone between nonresidential and single family districts. Much of the areas immediately north and south of Spring Garden Street are currently zoned RM-18, which allows attached dwellings at a density of 18 units per acre. In the northern portion of the neighborhood, just west of the Greensboro Arboretum, there is an existing apartment complex that is zoned RM-12, which also allows attached dwellings at a density of 12 units per acre. Multi-family zoning comprises a significant amount of land area in Lindley Park and provides some options for diversity in housing.



Industrial

Industrially zoned land is limited to the area south of Spring Garden Street, but still comprises a significant portion of the neighborhood. This area includes LI (Light Industrial) and HI (Heavy Industrial) zoning districts, which allow manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities. The relative closeness of industrially zoned properties is not unusual for an established residential area close to the center city. Considering the neighborhood's proximity to the railroad tracks just south of Oakland Avenue, the existing industrially zoned areas are reflective of its historical development and not entirely inappropriate.

Commercial & Office

Several small pockets of the neighborhood are currently zoned commercial or office. The majority of the commercially zoned property is located along Spring Garden Street, while most of the office zoning is clustered near the intersection of West Market Street and Holden Road. The commercially zoned areas located along Spring Garden Street are zoned GB (General Business) or LB (Limited Business), which accommodate retail, service, and office uses. The area surrounding the intersection of West Market Street and Holden Road is primarily zoned GO-M (General Office – Moderate Intensity), LO (Limited Office), or GB. The GO-M and LO zoning districts are intended to accommodate office, institutional, or residential uses. The existence of commercial and office zoning districts in Lindley Park allow for a mix of land uses, which is also consistent with the goals and policies of the Greensboro Comprehensive Plan.

Rezoning

While it is possible to rezone or change the zoning of a property in Lindley Park, historically there have been few successful zoning changes. As illustrated by the Map of Zoning Changes, over 66 percent of requested zoning changes since 1990 have been denied; most of these requested changes have been from a residential zoning district to a nonresidential zoning district. This large number of rezoning denials indicates there may be some existing development pressures within the neighborhood that are of concern to residents.

Key Findings – Zoning Characteristics

- *The majority of Lindley Park is currently zoned RS-7, which allows single family detached dwellings at a density of 5 units per acre with minimum lots sizes of 7000 square feet.*
- *There is a substantial amount of multi-family zoning present in Lindley Park that often serves as a transition zone between nonresidential and single family districts.*
- *Considering the neighborhood's proximity to the railroad tracks just south of Oakland Avenue, the existing industrially zoned areas are reflective of the neighborhoods historical development.*
- *While it is possible to rezone or change the zoning of a property in Lindley Park, historically and comparatively, there have been few successful zoning changes.*
- *The current zoning pattern along the Spring Garden Street corridor reflects its historical development, but is not appropriate for contemporary mixed use development.*

BUILDING CONDITIONS

Overall, housing conditions north of Spring Garden Street compare very favorably with other high-quality neighborhoods in the City. The western section bordered by Walker, Holden and the park contains smaller homes that may need more attention to ensure that conditions remain stable. The area south of Spring Garden Street and west of Park Terrace is transitioning to



mixed commercial use. There are a number of housing units in the area south of Spring Garden Street between Park Terrace and Scott Avenue that are deteriorating, which may lead to a transition of this area to non-residential uses, particularly in the absence of a concerted strategy to maintain this section of the neighborhood for residential uses. The three retail pockets in the neighborhood provide needed resident services and do not appear to be negatively impacting the quality of adjacent residential properties, although the residences along Spring Garden

Street near the Howard Street retail node are showing some signs of deterioration. There are very few vacant, developable lots north of Spring Garden Street, so the primary housing emphasis in this area will likely be maintenance of existing structures. The southern border of the neighborhood is an older industrial corridor with a number of vacant or underutilized buildings and lots, along with other still viable industrial uses.

Key Findings – Building Conditions

- *Housing conditions north of Spring Garden Street compare very favorably with other high-quality neighborhoods in the City.*
- *In the absence of a concerted strategy to maintain the deteriorating housing units south of Spring Garden Street between Park Terrace and Scott Avenue, this section of the neighborhood may transition to non-residential uses.*
- *The southern border of the neighborhood is an older industrial corridor with a number of vacant or underutilized buildings and lots.*

INSPECTIONS AND ENFORCEMENT

Inspections

The Lindley Park neighborhood has experienced modest construction activity since 1997. As indicated in Figure 10, the majority of building permits granted have been for additions or interior/exterior alterations, which is not unusual for an established neighborhood. A substantial number of new construction permits were also granted, but this can be attributed to building projects in commercial and industrial areas of the neighborhood.

Figure 10

All Building Permits – Residential, Commercial, Industrial (1997 - 2002)							
Permit Type	1997	1998	1999	2000	2001	2002	Total
Addition	3	6	6	7	8	16	44
Demolish	0	1	0	0	0	3	4
Initial Upfit	0	0	0	0	2	0	2
Interior/Exterior Alterations	1	6	7	4	32	14	63
New Construction	0	1	8	6	23	11	48
Mobile Home Placement	0	1	5	1	1	2	10
Repair	0	1	1	1	3	5	10
Repair to Standard	0	1	1	0	0	0	2
Reroof	0	1	2	0	2	0	5
Total	4	18	30	19	71	51	193
Total Estimated Construction Investment \$12,700,000							



Enforcement

Code enforcement issues in Lindley Park are not unique in comparison to other Greensboro neighborhoods. The majority of complaints concern junk or abandoned vehicles, followed by overgrown or poorly maintained lots, then substandard housing conditions. The number and type of Local Ordinance Enforcement complaints are shown below in Figure 11. It is also of interest that the Zoning Office has only confirmed nine zoning violations since 1990. This figure is quite low when compared to similar center city neighborhoods.

Figure 11

Local Ordinance Enforcement Complaints (2000 - 2002)				
Complaint Type	2000	2001	2002	Total
Housing	4	14	19	37
48 Hours (condemnation notice)	4	4	2	10
Nuisance	39	41	46	126
Vehicles	46	48	89	183
Total	93	107	156	356

Key Findings – Inspections and Enforcement

- *The majority of building permits issued in Lindley Park since 1997 have been for additions or interior/exterior alterations, which is not unusual for an established neighborhood.*
- *Code enforcement issues in Lindley Park are not unique in comparison to other Greensboro neighborhoods, with the majority of complaints stemming from junk or abandoned vehicles or poorly maintained lots.*
- *The Zoning Enforcement Office has investigated an unusually low number of zoning violations since 1990, which is unusual when compared to other center city neighborhoods.*

PUBLIC INFRASTRUCTURE AND FACILITIES

Water/Sewer/Stormwater

The infrastructure within the Lindley Park area ranges in age from approximately 30 to 75 years old. Most of the system is in average condition as compared to the City as a whole. Portions of pipe and structures that have been damaged over the years have been patched or replaced as needed, but wholesale upgrades/replacement of the systems have not been performed.

Water

There are a few areas of low pressure, particularly around Collier Drive. However, the area is comparable to the rest of Greensboro.

Sanitary Sewer

Several sanitary sewer outfalls have been slip-lined over the past decade, but the age of the system probably warrants larger scale upgrades and replacement. The area will be studied in the very near future to determine what rehab work is required. The age and condition of the pipes in this area is comparable to the City as a whole.

Storm Sewer

Storm drainage in the area is generally in good/fair condition. There are a few isolated pipes and structures that are in poor condition. There are also some sections of terra-cotta pipe, but there are not major drainage/infrastructure problems.

Water Resources Issues

There are eight recorded sanitary sewer overflows since 1998 and 7 spill response calls over a similar time period. Although many of the citizen complaints in the area relate to paint in the creek (often attributed to the Sherwin Williams plant), the cause of the creek discoloration may be paint or sanitary sewer overflow. More investigation and collaboration with Sherwin Williams and other industries would be required to determine the exact nature and origin of the non-stormwater discharge to the creek.

Based upon recent conversations with members of the Lindley Park Neighborhood Association, there may have been additional spills or overflows that were not recorded because the City of Greensboro Stormwater Management Division was not notified of the problem in time to respond. Due to the nature of stream flows, a spill must be responded to and investigated quickly in order to test the discharge to determine the potential source and devise a plan to treat the affected area if needed.

Parks and Recreation

There is an abundance of recreational opportunities available to the residents of the Lindley Park area when compared to other neighborhoods within the City. This includes two passive park areas, one active park area, the Arboretum, and the Lindley Recreation Center and swimming pool. In addition to the numerous outdoor recreational opportunities available at the local parks, there are a variety of programs offered to adults and youth at the Lindley Recreation Center. The close proximity and scale of recreational opportunities located in Lindley Park make this a unique neighborhood.



CIP Proposals

During the past 10 years, there have been eight CIP proposals submitted for the Lindley Park area. This is an unusually high number of submittals and illustrates the active nature of Lindley Park when compared to other neighborhoods. Of the eight proposals, 5 pertained to parks and recreational activities and three related to transportation issues. All projects received a positive review from City staff.

Figure 12

Capital Improvement Proposals			
Year	Project Title	Status	Estimated Cost
1997	Lindley Park improvements	Bridge completed in Arboretum	\$33,880
1997	Wendover Ave. landscaping	Referred to Parks and Recreation for action	N/A
1998	Lindley Park improvements	Phases 1, 2, 3 completed	\$201,009
1998	Walker Ave. bridge/ Spring Garden St. sidewalk	Walker Avenue study completed, sidewalk project not a priority...neighborhood may petition GDOT for installation	N/A
1998	Multi-purpose facility at Arboretum	Building completed	\$248,050
1999	Lindley Park restoration	Phases 1, 2, 3 completed	\$201,009
2001	Sidewalk improvement at Sherwood & Howard	Sidewalk project not a priority... neighborhood may petition GDOT for installation	N/A
2001	Speed reduction on Walker Ave.	Walker Avenue study completed... place islands and four-way stops on Walker Ave.	N/A

Schools and Libraries

The nearest public library is the Glenwood Branch, located at the corner of Florida Street and Coliseum Boulevard. Built in 1995, this branch has several special learning centers and resource areas including a Nonprofit Resource Center, a Multicultural Resource Center, a Neighborhood Information Center and a special program to assist immigrants and refugees with English Language skills. In addition to these special programs, the Glenwood branch is a full-service library with books and programs for children and adults.

Lindley Elementary School, located at 2700 Camden Road, is a K-5 Title I School with a total population of 257 students (2002). Title I schools receive federal funding to assist students who are behind academically. Funding is based on the number of low-income children in the school. 52% of the students are males and 48% are females. 45% of the students are African Americans, 37% White, 9% Hispanic, 4% Asian, 3% Multi-racial, and 1% American Indian. 50% of the students receive free/reduced lunch. Lindley elementary has developed numerous partnerships with area businesses, colleges and organizations.



Key Findings – Public Infrastructure

- *The water/sewer/stormwater infrastructure in the Lindley Park area is in average condition and ranges in age from approximately 75 to 30 years old.*
- *The neighborhood has convenient access to a variety of recreational opportunities and programs at the Lindley Recreation Center and the Arboretum.*
- *Lindley Park Residents have submitted eight CIP proposals for FY 97 to FY 07, all of which have received a positive review from City staff.*
- *Lindley Elementary School is very diverse with the following demographic breakdown: 45% African American, 37% White, 9% Hispanic, 4% Asian, 3% Multi-racial, and 1% Native American.*
- *The nearest public library is the Glenwood Branch, which contains several special learning centers and the Greensboro Neighborhood Information Center.*

TRANSPORTATION

Streets

Lindley Park contains several major thoroughfares that either border the neighborhood or cross through it. Major thoroughfares are designed to carry large volumes of traffic from point A to point B. Examples of major thoroughfares in the neighborhood include, Wendover Avenue, Holden Road, Spring Garden Street and Market Street. The intersections of Holden Road & Spring Garden Street and Holden Road & Market Street are currently over capacity. The volume of traffic entering these intersections exceeds available capacity and there are often unacceptable delays during AM and PM peak travel times.

Elam Avenue and Walker Avenue are collector streets running through the Lindley Park neighborhood. Collector streets are intended and designed to “collect” traffic from local residential streets and distribute the traffic to Major and Minor thoroughfares. Walker Avenue runs between Holden Road to the west and Aycock Street to the east; Elam Avenue connects Benjamin Parkway, Friendly Avenue, Market Street, and Spring Garden Street.

Figure 13

Street Name	Vehicles Per Day (2002)	Street Type
Wendover Avenue	38,500	Major Thoroughfare
Holden Road	34,220	Major Thoroughfare
Spring Garden Street	14,900	Major Thoroughfare
Market Street	18,423	Major Thoroughfare
Elam Avenue	4,675	Collector Street
Walker Avenue	3,500	Collector Street

Roadway Improvements

Improvements are planned at the intersection of Holden Road & Market Street. Dual left turn lanes eastbound and an exclusive southbound right turn lane will be installed at this intersection. These improvements are estimated to cost \$250,000 and are scheduled to begin in 2004.

At the request of the City of Greensboro, NCDOT installed a guardrail in the median of Wendover Avenue in 1999 to prevent cross-over/head-on accidents along Wendover Avenue.

In 1998, the intersection of Camden Road and Northridge Street was converted to a 4-way stop intersection to break-up the flow of traffic along Northridge Street. In 1999, the intersection of Lindell Road and Springwood Drive was converted to a 4-way stop intersection to break-up the flow of traffic along Lindell Road.

Sidewalks/Pavement Condition

There is a fairly good network of sidewalks in the Lindley Park neighborhood compared with other neighborhoods in Greensboro. Sidewalks exist on over 60% of the streets in the Lindley Park neighborhood, and on both sides of portions of Spring Garden Street, Walker Avenue, Elam Avenue, and Scott Avenue. There is also a fairly good network of sidewalks leading to and from Lindley Elementary School, and to and from the Arboretum. There is, however, not a good sidewalk network leading to and from the Lindley Recreation Center. Sidewalks are also absent along Holden Road, and Market Street from Holden Road to Wendover Avenue. Currently there are plans to place sidewalk on both sides of Spring Garden Street from Holden Road to Masonic Drive. GDOT is in the process of developing a citywide comprehensive sidewalk plan that will address pedestrian deficiencies citywide and may repair or install additional sidewalks in the Lindley Park Neighborhood.

The pavement condition of the streets in Lindley Park is fairly good. The predominant distress is “block cracking” which is fairly typical in residential areas. There are no streets in Lindley Park that will be resurfaced this year.

Traffic Accidents

The highest concentration of traffic accidents occurs at major intersections in and around the neighborhood. The total number of accidents for major intersections over a three-year period is indicated in Figure 14.

Figure 14

Intersection	Number of Accidents
* Holden Road & Spring Garden Street	84 in three years
Holden Road & Market Street	35
* Holden Road & Wendover Avenue	32
Wendover Avenue & Market Street	24
Holden Road & Walker Avenue	13
Spring Garden Street & Howard Street	12
Spring Garden Street & Elam Avenue	11
* Intersections with red light enforcement cameras	

Public Transit

There are two GTA transit routes that run through the Lindley Park Neighborhood. GTA route #1 runs along Spring Garden Street and GTA route #9 runs along Walker Avenue. The Railroad tracks that make up the southern border of the neighborhood are also scheduled to be used as a commuter rail in the future.

Key Findings – Transportation

- *Lindley Park contains four major thoroughfares that either border the neighborhood or cross through it.*
- *There is a good network of sidewalks in Lindley Park when compared with other neighborhoods in Greensboro.*
- *The highest concentration of traffic accidents occurs at the intersections of major thoroughfares that border the neighborhood.*
- *Two transit routes are available to the neighborhood: one along Spring Garden Street and the other along Walker Avenue.*

PUBLIC SAFETY

Police/Crime Trends

The Lindley Park area has generally shown low crime data for the past 10 years. It has consistently come in as a low crime area and has not been an area with a violent crime past. Top five crime figures show that it entertains a consistent level of vandalism followed by larceny from auto and then in order by traffic issues.

This is consistent with other areas of the city with the same demographics as this area. Persons in this neighborhood most often describe traffic issues as their 1st concern when engaged in meetings with law enforcement followed by complaints of noise disturbance.

Lindley Park does not have an area wide Community Watch organization. The only portion of Lindley Park that has a watch is the 2600 Block of Beechwood Street.

Crime Trends in Lindley Park Neighborhood for 10 years starting 1992:

- Top crime issues consist of vandalism, auto related larceny, and traffic and general larceny.
- Lindley Park averages 311 incidents a year with a high of 376 in 1996 and a low of 242 in 1993.
- Lindley Park is considered a low crime area in comparison to other comparable areas in the city.
- Walker Avenue is a thoroughfare that runs through Lindley Park and has been considered a speeding area and high accident location.
- Crime trends have moved east through the area and have appeared to follow the increase in multi-family housing zones.

Lindley Park has the same patterns of crime as other residential areas of the City. Property crimes (auto theft, burglary, and larceny) are more prevalent than violent crimes (murder, rape, robbery, and aggravated assault). For the last 10 years the crime trend has remained the same across all categories of crime. This means that different categories of crime may increase and decrease over time, but the overall crime trend remains the same: approximately 310 crimes per year.

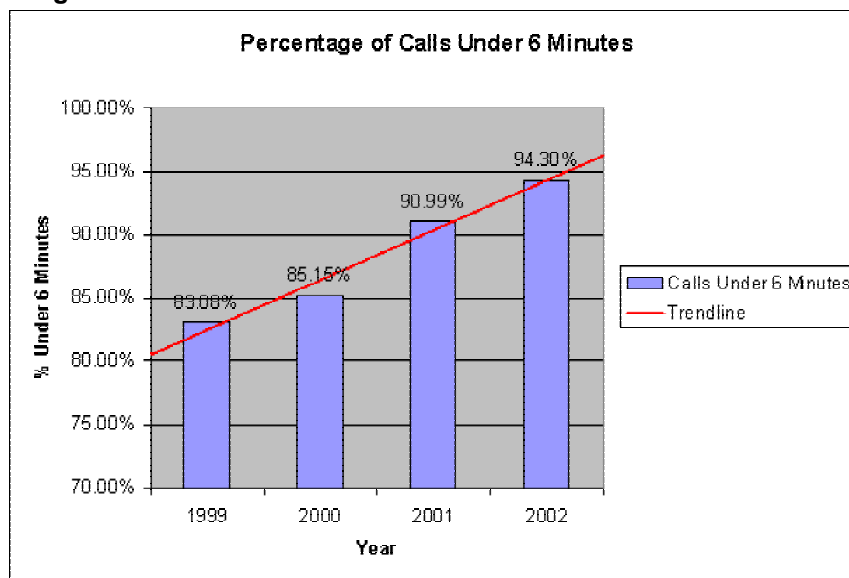
The most common crimes committed in the Lindley park area for the last ten years are: larceny from automobile, and vandalism – malicious damage. Trend analysis indicates that vandalism is declining, while larceny from automobile is increasing. Violent crimes average less than 10 crimes per year for the last ten years. This is significantly lower than other residential areas of the City.



Fire Department

The Lindley Park neighborhood averages 203 calls per year, which is typical with respect to Fire Department call volume and service load. Of the calls registered between 1999 and 2002, 86% of emergency responses were under 6 minutes. This response time includes call processing, turnout, and drive times to the reported address. The average response time for this neighborhood is 4.85 minutes.

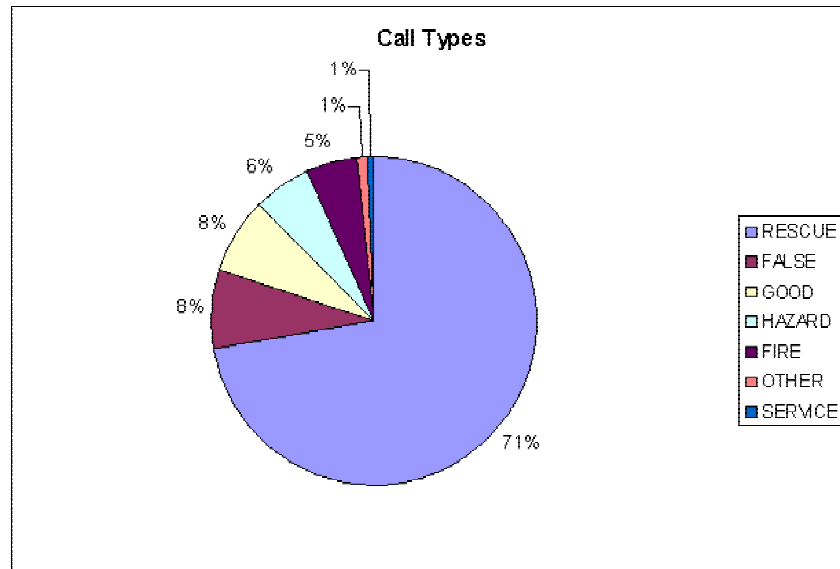
Figure 15



The documented cases of structural fires are typical for this type of neighborhood, with all events occurring at residential properties. Analysis of the two structural fire origin types indicate that half of the fires can be attributed to electrical malfunctions while the other half is attributable to accidents. Only one fire in the neighborhood was considered an arson case and is highly unusual for the area.

According to Greensboro Fire Department records, there are four hazardous materials facilities located in and around the Lindley Park neighborhood (Sherwin Williams, Hilemn Labs, Morflex, Ecoflo). These industries have had a history of concerns expressed from the neighborhood regarding chemical releases. In the future, any concerns should be directed towards the Greensboro - Guilford County Emergency Management Assistance Agency.

Figure 16

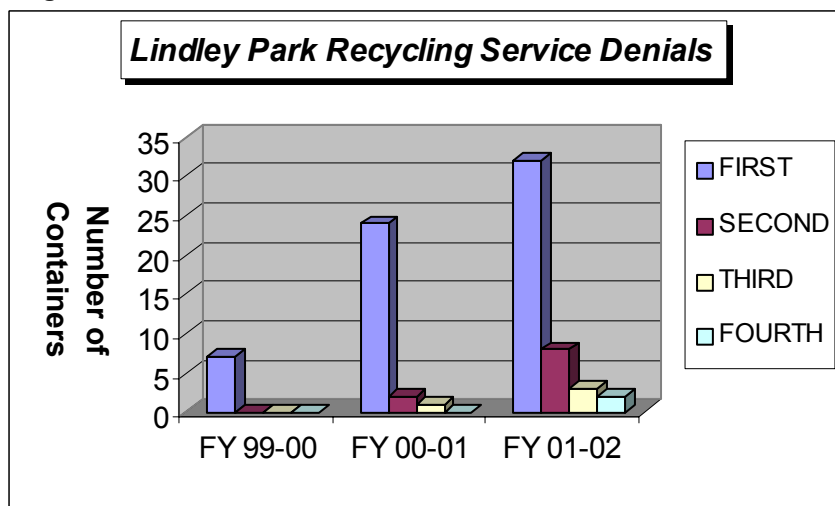


Key Findings – Public Safety

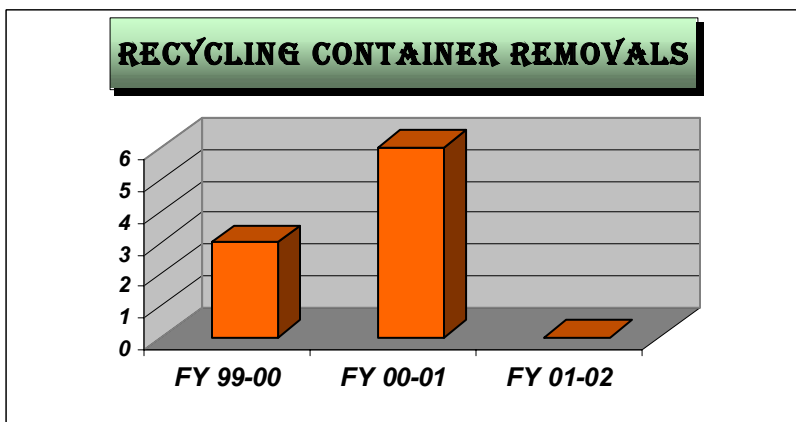
- *Lindley Park does not have an area wide Community Watch organization.*
- *Auto related larceny and vandalism are the most common crimes committed in the Lindley Park area.*
- *The average fire response time for the neighborhood is 4.85 minutes.*
- *There is one hazardous materials facility located within the boundaries of the neighborhood.*

ENVIRONMENTAL SERVICES**Solid Waste Recycling**

In Lindley Park, the number of service denials (the City will not provide service to a geographic location) for recycling from FY 99-00 to FY 01-02 was less than one percent of the City's total. During FY 01-02, the number of service denials for all inspection incidents totaled 79. The majority of these incidents occurred on Spring Garden Street and Walker Avenue at the multi-family units as shown in Figure 17.

Figure 17**Automated Container Removal Due to Noncompliance**

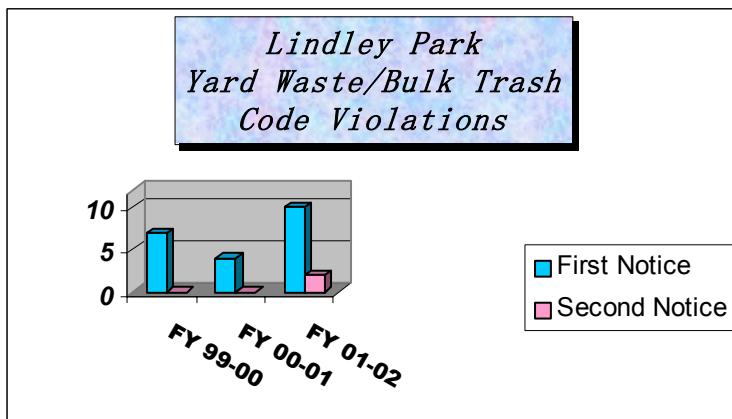
Lindley Park experienced only 1.9% (9) of the total number of removals of brown automated containers (469) from FY 99-00 to FY 01-02. Residential inspectors have removed a total of eleven containers in the past three years and only two of those were removed in the FY 01-02. Once a denial of service has been issued along with educational materials, the majority of violations are corrected. The majority of the removals occurred on Spring Garden Street at the multifamily units as shown in Figure 18.

Figure 18

Yard Waste Bulk Trash Service Denials

From FY 99-00 to FY 01-02, service denials for yard waste/bulk trash were only .15% (23) of the citywide total of 14,929. Residential inspectors have issued only 21 violations in the past three years and only two second-time violations have occurred. Geographically, Spring Garden Street and Walker Avenue experienced the largest number of violators as shown in Figure 19.

Figure 19



Key Findings – Environmental Services

- The majority of solid waste recycling and yard waste bulk trash service denials occurs on Spring Garden Street and Walker Avenue at multi-family units.
- Once a denial of service has been issued along with accompanying educational materials, the majority of violations are corrected.